

ACTION: Commissioner Backer made a motion that all hearings pertaining to petitions appear before old business on the agenda. The motion was seconded by Commissioner Favreau.

VOTE: 7 – 0

Motion carried

Discussion of Updating the Town's Flood Plain Regulations Concerning SB64 / NFIP Mapping

Commissioner Lindell inquired whether the new flood insurance maps to be released on January 15, 2015 will be incorporated into SB64. Town Manager John Giles stated that in order to remain in the flood insurance program, the Town must at least adopt the minimum regulations required by FEMA by January 1, 2015. Town Manager Giles asked that the Commission submit its comments by the September meeting.

Councilman John Jaremchuk, First District, inquired whether the Town is required to adopt SB64. Town Manager Giles stated that it is not required to adopt SB64.

NEW BUSINESS:

Review Petition 14-14 Tax Parcel # 1900-500-140

Daniel Losco, Esq. spoke on behalf of Mr and Mrs DeVincentis. Mr. Losco stated that the property at 702-B Kirkwood Hwy has been leased to a vacuum sales shop. Mr. Losco further stated that since the property has been vacant more than three months, it has lost its legal non-conforming status which presents an issue with required parking. Mr. Losco further stated that based on the building size, the existing parking does not meet the minimum parking required in the Code and presents a hardship to lease the building to any business. Mr. Losco also addressed the need for a variance to the required setback and lot coverage, stating that there is no proposed additional building.

Commissioner Anderson inquired about parking along the side of the building. Mr. Losco stated that the parking spaces belong to the adjacent parcel. Ms. Carmelita Thompson, a representative of Mr. DeVincentis, stated that there will be a small repair shop in the back of the building.

Town Manager Giles stated that the Town has no objection to the petition with the condition that no further building occur on the property due to the fact that it is located in the flood zone and currently exceeds the allowable lot coverage.

Town Manager Giles stated that Councilwoman Frantz was unable to attend the meeting, but did not have any objection to the petition.

ACTION: Commissioner Backer made a motion to recommend approval of all variances requested in Petition 14-14 with the condition that there is no additional construction on the property. The motion was seconded by Commissioner Favreau.

VOTE: 7 - 0 Motion carried

Discuss the timeline for the Comprehensive Plan

Town Manager Giles stated that the Comprehensive Plan process must be complete by June 30, 2015. He also stated that it is important to involve the public in the process.

Town Manager Giles distributed a copy of Ordinance 583, which redefines the definition of "lot coverage," to be introduced at the next Council meeting. A discussion followed relating to the definition of lot coverage.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: Commissioner Swain made a motion to adjourn the meeting. The motion was seconded by Commissioner Favreau.

VOTE: 7 - 0 Motion carried

At this time, the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the August 5, 2014 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

CHARLES LINDELL, CHAIRMAN

LEON BACKER, SECRETARY